

A-5916

Variance

A second floor addition over the existing first floor, the eave and gutter of which would encroach eighteen and one-half (18 ½) inches into the west seven (7) foot side yard setback.

Ms. Lucia Grenna &
Mr. Norman Piccioni
37 Quincy Street

37 Quincy Street



Figure 1: View of 37 Quincy Street. Proposed work is the addition of a second floor above the existing first floor.



Figure 2: View down the west side yard.

**CHEVY CHASE VILLAGE
NOTICE OF PUBLIC HEARING**

Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 16th day of May, 2011 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

**APPEAL NUMBER A-5916
MS. LUCIA GRENN &
MR. NORMAN PICCIONI
37 QUINCY STREET
CHEVY CHASE, MD 20815**

The applicants seek a variance from the Board of Managers pursuant to Section 8-11 of the Chevy Chase Village Building Code for a second floor addition over the existing first floor, the eave and gutter of which would encroach eighteen and one-half (18 ½) inches into the west seven (7) foot side yard setback.

The Chevy Chase Village Code §8-17 (g) states:

No part of any building, structure or play equipment shall be erected or maintained within seven (7) feet of the side or rear lot lines, nor within ten (10) feet of the nearest adjacent dwelling.

Additional information regarding this appeal may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.chevychasevillagemd.gov or you may contact the office for this information to be mailed to you.

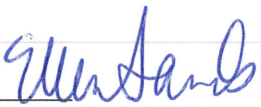
This notice was mailed to abutting property owners on the 6th day of May, 2011.

**Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300**

MAILING LIST FOR APPEAL A-5916

MS. LUCIA GRENNE & MR. NORMAN PICCIONI
37 QUINCY STREET
CHEVY CHASE, MD 20815

Adjoining and confronting property owners	
Mr. & Mrs. Kirk J. Nahra Or Current Resident 3702 Bradley Lane Chevy Chase, MD 20815	Ms. Charlotte Hogg & Mr. Steve Sacks Or Current Resident 35 Quincy Street Chevy Chase, MD 20815
Mr. and Mrs. Charles M. Firestone Or Current Resident 3704 Bradley Lane Chevy Chase, MD 20815	Mr. and Mrs. Thomas Bourke Or Current Resident 36 Quincy Street Chevy Chase, MD 20815
Mr. and Mrs. Alexander J. Triantis Or Current Resident 3706 Bradley Lane Chevy Chase, MD 20815	


I hereby certify that a public notice was mailed to the aforementioned property owners on the 6th day of May, 2011.

Ellen Sands, Permitting & Code Enforcement Coordinator
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815



May 6, 2011

Ms. Lucia Grenne &
Mr. Norman Piccioni
37 Quincy Street
Chevy Chase, MD 20815

Dear Ms. Grenne & Mr. Piccioni:

Please note that your request for a variance to allow the encroachment of your new eave and gutter into the sideyard setback is scheduled before the Board of Managers on Monday, May 16, 2011 at 7:30 p.m.

Either you or a representative must be in attendance to present your case. At that time, additional documents may be introduced and testimony can be provided in support of your request.

For your convenience, enclosed please find copies of the Public Hearing Notice and mailing list. Please contact the Village office in advance if you are unable to attend.

Sincerely,

Ellen Sands
Permitting & Code Enforcement Coordinator
Chevy Chase Village

Enclosures

CHEVY CHASE VILLAGE

5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

SHANA R. DAVIS-COOK
Village Manager

DAVID R. PODOLSKY
Legal Counsel

BOARD OF MANAGERS

DAVID L. WINSTEAD
Chair

PETER T. KILBORN
Vice Chair

PETER M. YEO
Secretary

ALLISON W. SHUREN
Assistant Secretary

GAIL S. FELDMAN
Treasurer

LAWRENCE C. HEILMAN
Assistant Treasurer

PATRICIA S. BAPTISTE
Board Member

Chevy Chase Village Building Permit Application

Permit No: A-5916

Property Address: 37 QUINCY ST
CHEVY CHASE, MD 20815

Resident Name: NORMAN PICCIONI

Daytime telephone:

Cell phone: 202 412 0323

After-hours telephone:

E-mail: NORMAN.PICCIONI@GMAIL.COM

Project Description: ADDITION OF A SECOND FLOOR
AND SOLARIUM

☐ Check here if the construction will require the demolition of over fifty (50) percent of any existing structure.

Primary Contact for Project:

☒ Resident

☐ Architect

☐ Project Manager

☐ Contractor*

*MHIC/MD Contractor's License No. (required):

Contractor Contact Information:

Name: NORMAN PICCIONI

Work telephone:

After-hours telephone:

Cell phone: 202 412 0323

E-mail:

Will the residence be occupied during the construction project?

☐ Yes

☒ No

If no, provide contact information for the party responsible for the construction site (if different from above):

Name:

Address:

Work telephone:

After-hours telephone:

Cell phone:

E-mail:

Parking Compliance:

Is adequate on-site parking available for the construction crews?

☒ Yes

☐ No

If no, please attach a parking plan which minimizes inconvenience to neighboring residents, and indicate if the property is in a permit parking area.

Will road closings be required due to deliveries, equipment or other reasons?

☐ Yes

☒ No

Building Permit Filing Requirements:
Application will not be reviewed until the application is complete

- ☐ Copy of stamped drawings approved by Montgomery County Department of Permitting Services (DPS) and the Historic Preservation Commission (HPC), if required. Every page of drawings must be clearly stamped.
- ☐ This application form, signed by resident.
- ☐ Boundary Survey
- ☐ Site Plan (see: Village Site Plan Checklist to ensure completeness)
- ☐ Building plans and specifications
- ☐ Tree Preservation Plan requested of Village arborist (see: Village Tree Inspection Request form). All required tree protections must be fully installed before any work begins.
- ☐ Filing Fee (due at time of application). Fees schedule is listed in Chapter 6 of the Village Code.
- ☐ Damage deposit or performance bond (due when Building Permit is issued). Amount of required deposit or bond will be set by Village Manager.

Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days.

If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.

No signs advertising the architect, contractor, or any other service provider may be posted on the work site.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.

Applicant's Signature: _____

Date: April 1 2011

To be completed by Village staff:

Is this property within the historic district? Yes ☒ No ☐ Staff Initials: EC
Date application filed with Village: 4/8/11 Date permit issued: _____ Expiration date: _____

For Use By Village Manager	Application approved with the following conditions:
For Use By Village Manager <div style="border: 1px solid black; padding: 5px; text-align: center;"> D E N I E D APR 22 2001 Chevy Chase Village Manager </div>	Application denied for the following reasons:
	<i>Drainage Deck - Addition encroaches into the side yard setback.</i>

Filing Fees (due when application submitted)	Checks Payable to: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
Permit Application Fee: \$ _____ (see Permit Fee Worksheet)	
Tree Preservation Plan Fee: <input type="checkbox"/> \$250.00 <input checked="" type="checkbox"/> Not required for this project.	
TOTAL Fees:	Date: Staff Signature:
Damage Deposit/Performance Bond (due when permit is issued)	Checks Payable to: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<input type="checkbox"/> \$ _____ <input type="checkbox"/> Waived by Village Manager	Date: Staff signature:
Cost of damage to R-O-W: (calculated at close-out) Amount of refund:	Date: Staff signature:

For Village Staff use: Field file for inspections by Code Enforcement Officer has been created: <input type="checkbox"/> Yes (Date: _____)

Chevy Chase Village

Application for a Variance

A variance is permission granted to a landowner to depart from the specific requirements of the Village zoning ordinance and allows a landowner to use land differently than specified in the ordinance. The variance is a written authorization from the Board of Managers permitting construction in a manner not otherwise allowed by the Village Code.

Subject Property: 37 Quincy Street Chevy Chase MD 20815	
Describe the Proposed Project: Second story addition to existing residential single family house.	
Applicant Name(s) (List all property owners): Norman Piccioni, Lucia Grenna	
Daytime telephone: 202 290 2569	Cell: 202 412 0323
E-mail: norman.piccioni@gmail.com	
Address (if different from property address): 3907 McKinley Street NW Washington DC 20015	
For Village staff use:	Date this form received: 4/22/11 Variance No: A-5916

Filing Requirements:

Application will not be accepted or reviewed until the application is complete

- ☒ Completed *Chevy Chase Village Application for a Variance* (this form)
- ☒ Completed *Chevy Chase Village Building Permit Application*
- ☐ A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- ☒ Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.
- ☒ Copy of Covenants applicable to the property except for variances from Sections 8-22, 8-26 or Article IV of Chapter 8 of the Chevy Chase Village Code. If there are no covenants, provide a letter from an attorney or the title insurance carrier stating that there are no covenants.
- ☒ Variance fee (See fee schedule listed in Chapter 6 of the Village Code).

Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this variance request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Applicant's Signature: [Signature]

Date: 4/22/2011

Applicant's Signature: _____

Date: _____

Describe the basis for the variance request (attach additional pages as needed).

Describe the special conditions of the property (e.g., odd shape, small size, sloping topography, abuts state highway, etc.) and how the property compares to other properties in the Village:

The West side wall of the existing one story property is at 7'2" from the side property line, and the projection of the existing roof is at approximately 6' from the property line. The owners of the property have submitted to the Administration of the Chevy Chase Village a request for a building permit in order to build a second story to the existing building. By raising the additional floor according to the plans submitted, the new West wall would be a continuation of the existing wall, with the same distance of the existing wall from the property line of 7'2". However, the projection of the new roof would be approximately 5'-3"1/2 from the west side property line (see drawings).

Describe how enforcement of the building regulations would result in an unwarranted hardship and injustice because of the special condition(s) described above (i.e., describe (i) the unwarranted hardship and injustice that you claim exists and (ii) how the special conditions cause that unwarranted hardship and injustice):

Describe how the proposed variance most nearly accomplishes the intent and purpose of the requirements of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

In exercising its powers in connection with a variance request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.

Variance Filing Fee	Checks Payable To: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<i>Per Village Code Sec. 6-2(a)(24):</i> <input checked="" type="checkbox"/> \$300.00 for new construction. <input type="checkbox"/> \$150.00 for replacing existing non-conformities. <input type="checkbox"/> \$300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way. <input type="checkbox"/> Other: \$ _____ Fee Paid: \$300.00	Date Paid: 4/22/11 Staff Signature:

1. Describe the special conditions of the property (e.g., odd shape, small size, sloping topography, abuts state highway, etc.) and how the property compares to other properties in the Village:

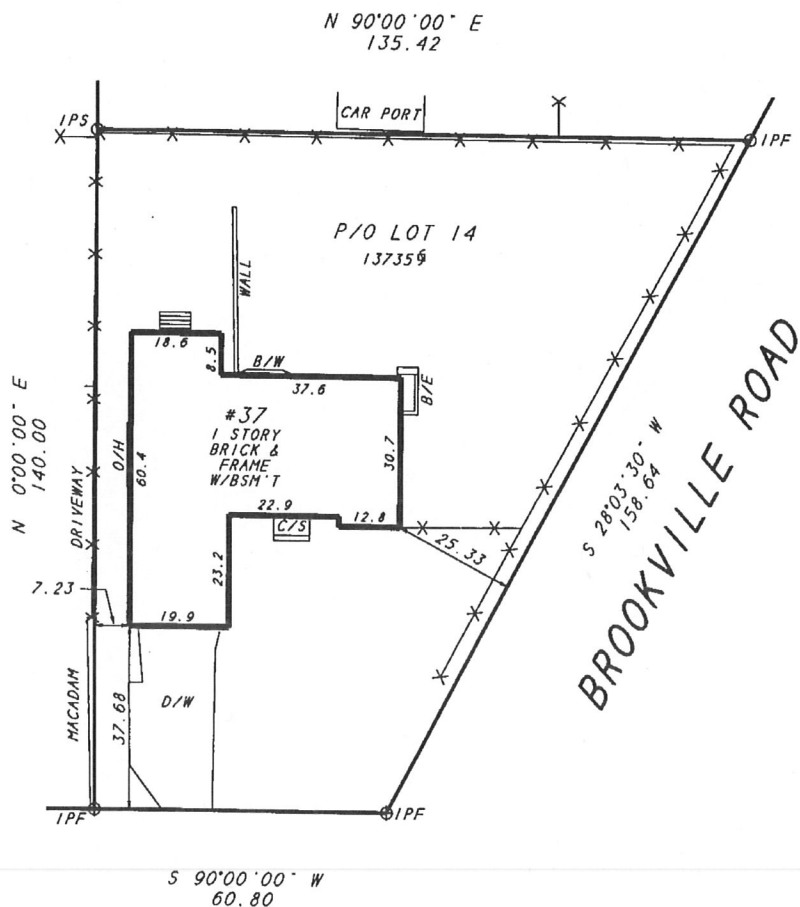
The first two feet of the existing west wall are built at a distance of 7.2 feet from the side property line (brick portion in picture 1). The west wall then sets back of about 5" for the remaining height (stucco portion in picture 1) or 7.6 feet from the property line. The existing roof eave projection is about 17" (picture 2) and it has therefore a distance of 6.2 feet from the side property line. By covenant, the property has a five-foot side yard building restriction line. The adjacent house (35 Quincy Street) on the west side is approximately 14 feet from the common property line, as an alley separates the two buildings. Approximately 21 feet separate therefore the two houses.

2. Describe how enforcement of the building regulations would result in an unwarranted hardship and injustice because of the special condition(s) described above (i.e., describe (i) the unwarranted hardship and injustice that you claim exists and (ii) how the special conditions cause that unwarranted hardship and injustice):

The five-foot building restriction by covenant was designed to accommodate up to a two-foot eave projection from the wall built. However, the current building regulations interpret the eave as an encroachment to the sideyard. According to the proposed drawings for a one story addition, the west wall would maintain the same distance from the property line of 7.2 feet for the first two feet in height and of 7.6 feet for the remaining portion. The proposed roof soffit and fascia would extend of 1'-10 ½", and the gutter of additional 4", for a total eave projection of 2'-2 ½" and an encroachment of approximately 19 ¼ inches into the sideyard. Given the existing wall distance, the enforcement of the building regulations would result in a hardship created in the configuration of the house if the west wall were required to jog into the property by the required 19 ¼ inches to accommodate the depth of the soffit. In addition, by doing so the existing eave projection of 17" would need to be left in place at its current height to protect the exposed portion of the wall from the weather. On the other hand, a gutterless and soffitless wall would be detrimental to the longevity of the structure, while a reduced eave projection would be possible, but visually unpleasant and incoherent.

3. Describe how the proposed variance most nearly accomplishes the intent and purpose of the requirements of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

The existing wall is allowed by regulation to continue. However, by raising the west wall height the existing fascia, soffit and gutter would need to be replaced at the new elevation as per proposed architectural plans resulting in a new eave projection of 2 ¼ inches closer to the property line than the existing roof structure. This change in size is believed to be necessary to maintain the architectural integrity of the building. The proposed variance will most nearly accomplish the intents and purpose of the requirements of the Village Building Code and it does not violate the covenants applicable to the subject property.



IPF - IRON PIPE FOUND
IPS - IRON PIPE SET

SURVEY OF:

#37 QUINCY STREET
PART OF LOT 14 BLOCK 61
N/F PROPERTY OF
ERIC H. MYRLAND
LIBER: 6032 FOLIO: 499
MONTGOMERY COUNTY, MD

SCALE: 1"=30' DATE: 10-01-2009

A LAND SURVEYING AND DESIGN COMPANY



**DULEY
AND
ASSOCIATES, INC.**
SERVING D.C. MD. VA.



HOUSE LOCATION SURVEYS
BOUNDARY SURVEYS - ALTA SURVEYS
TOPOGRAPHIC SURVEYS - SITE PLANS

14604 ELM STREET
UPPER MARLBORO, MD. 20772

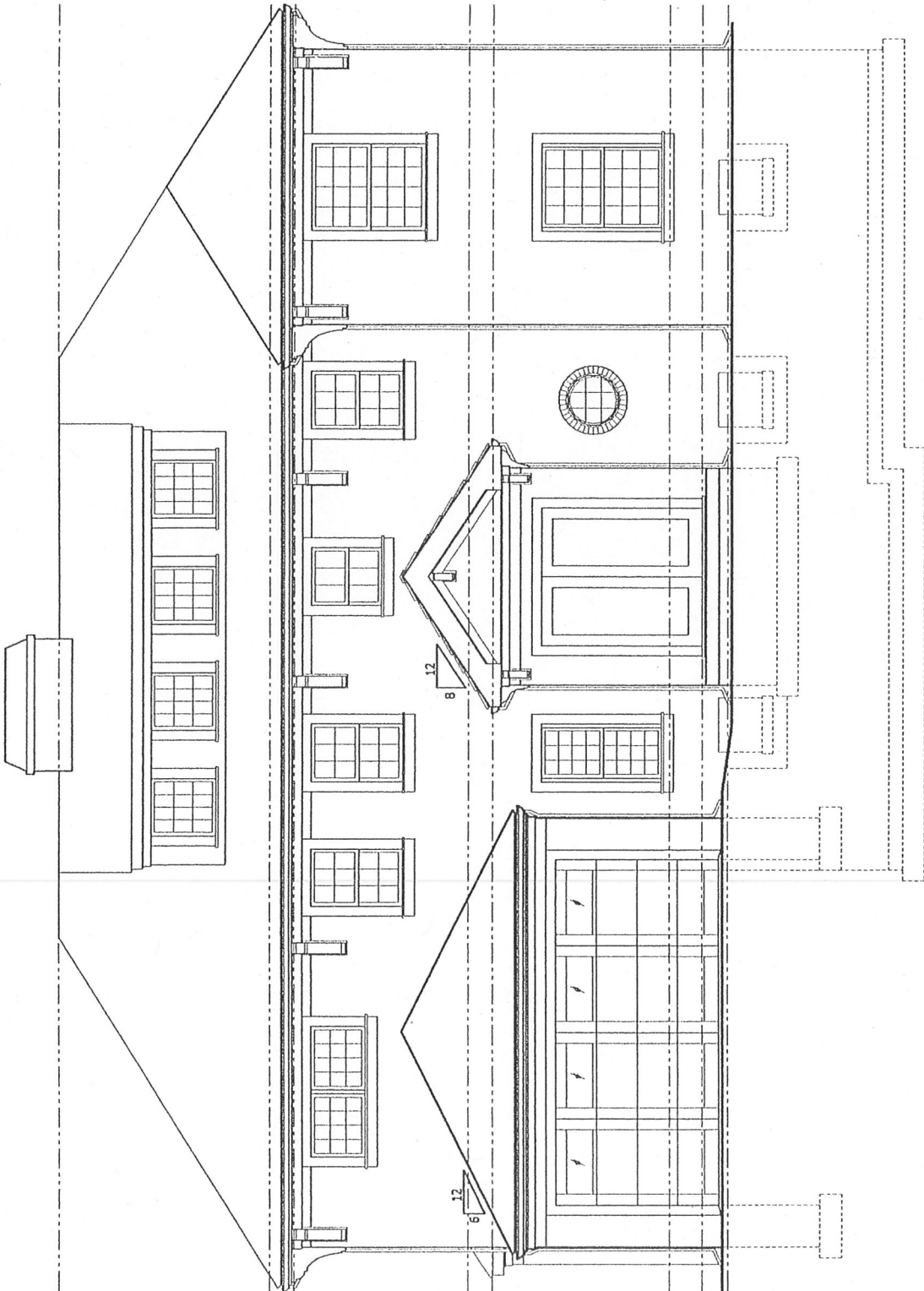
PHONE : 301-888-1111
PHONE : 1-888-88-DULEY

FAX : 301-888-1114
FAX : 1-888-55-DULLEY



SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT THE EXISTING VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED METHODS AND THAT THE IMPROVEMENTS APPEAR TO LIE WITHIN FLOOD ZONE C. THIS SURVEY MAY BE USED FOR THE ESTABLISHMENT OF FENCES, BUILDINGS, OR OTHER IMPROVEMENTS. THIS SURVEY PROVIDES FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES. THE LEVEL OF ACCURACY FOR THIS SURVEY IS 1 IN 15,000. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS NOT SHOWN ON RECORD PLAT MAY NOT BE SHOWN HEREON.



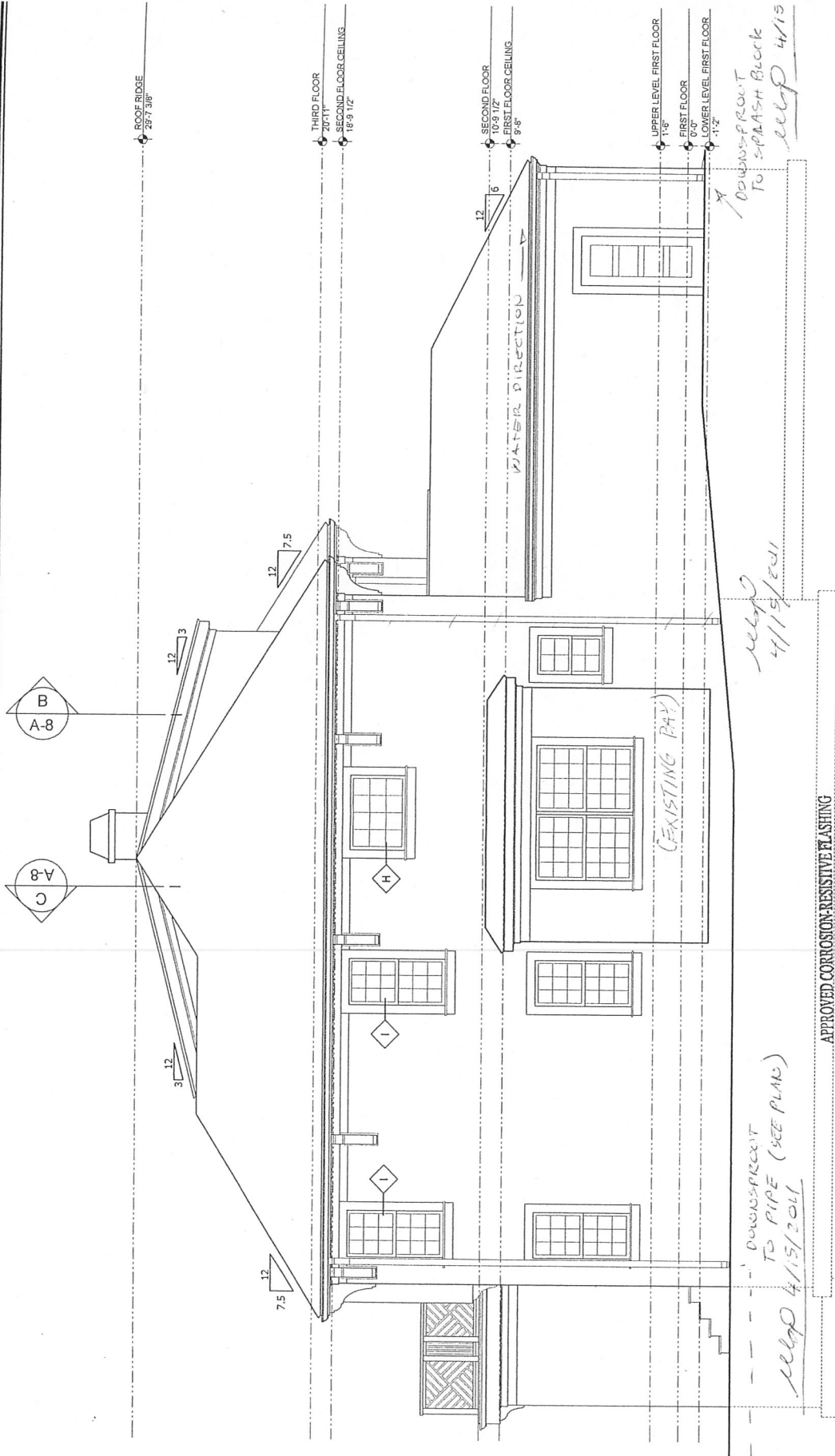
A SEPERATE MECHANICAL
PERMIT IS REQUIRED

CHANGES OR MODIFICATIONS TO
THESE PLANS MAY REQUIRE
RESUBMITAL WITH ADDITIONAL
PERMIT FEES. NO CHANGES CAN
BE MADE TO THE APPROVED DRAWINGS.

MONTGOMERY COUNTY
APPROVED AS NOTED
PLAN REVIEW SECTION

INDEX

ELEVATION NUMBER PAGE NUMBER	COVER SHEET
NOTE NUMBER	SITE PLAN
	DEMOLITION PLANS



2 WEST ELEVATION
A-6
SCALE: 3/16" = 1'-0"

PROVIDE ACCESSIBLE ATTIC ACCESS OPENING
NOT LESS THAN 22 INCHES BY 30 INCHES
TO ANY ATTIC AREA HAVING A CLEAR
HEIGHT OF OVER 30 INCHES AND EXCEEDS 30 SQ. FT.

APPROVED CORROSION-RESISTIVE FLASHING
SHALL BE PROVIDED WHERE EXTERIOR PORCHES,
DECKS OR STAIRS ATTACH TO A WALL OR FLOOR
ASSEMBLY OR WOOD-FRAME CONSTRUCTION.

CHANGES OR MODIFICATIONS TO
THESE PLANS MAY REQUIRE
RESUBMITTAL WITH ADDITIONAL
PERMIT FEES. NO CHANGES CAN
BE MADE TO THE APPROVED DRAWINGS.

GENERAL STRUCTURAL
ARRANGEMENT APPROVED
SUBJECT TO FURTHER
APPROVAL OF CONSTRUCTION

DOWNSPROUT
TO SPASH BLOCK
4/15
4/15

4/15/2011

DOWNSPROUT
TO PIPE (SEE PLAN)
4/15/2011

(EXISTING BAY)

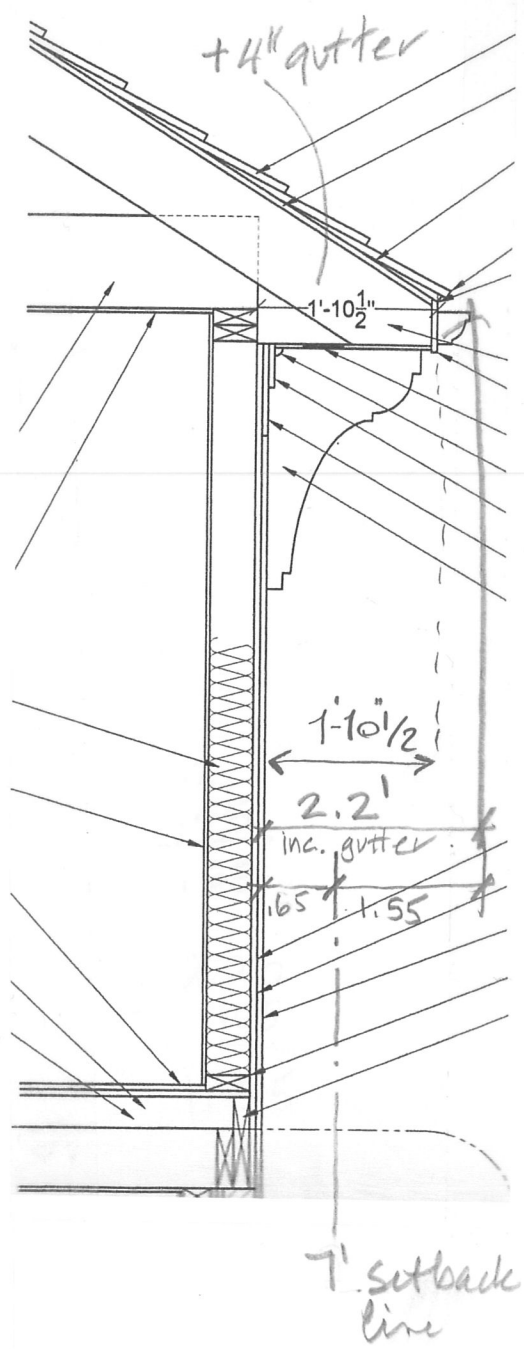
WATER DIRECTION

ROOF RIDGE
29'-7 3/8"

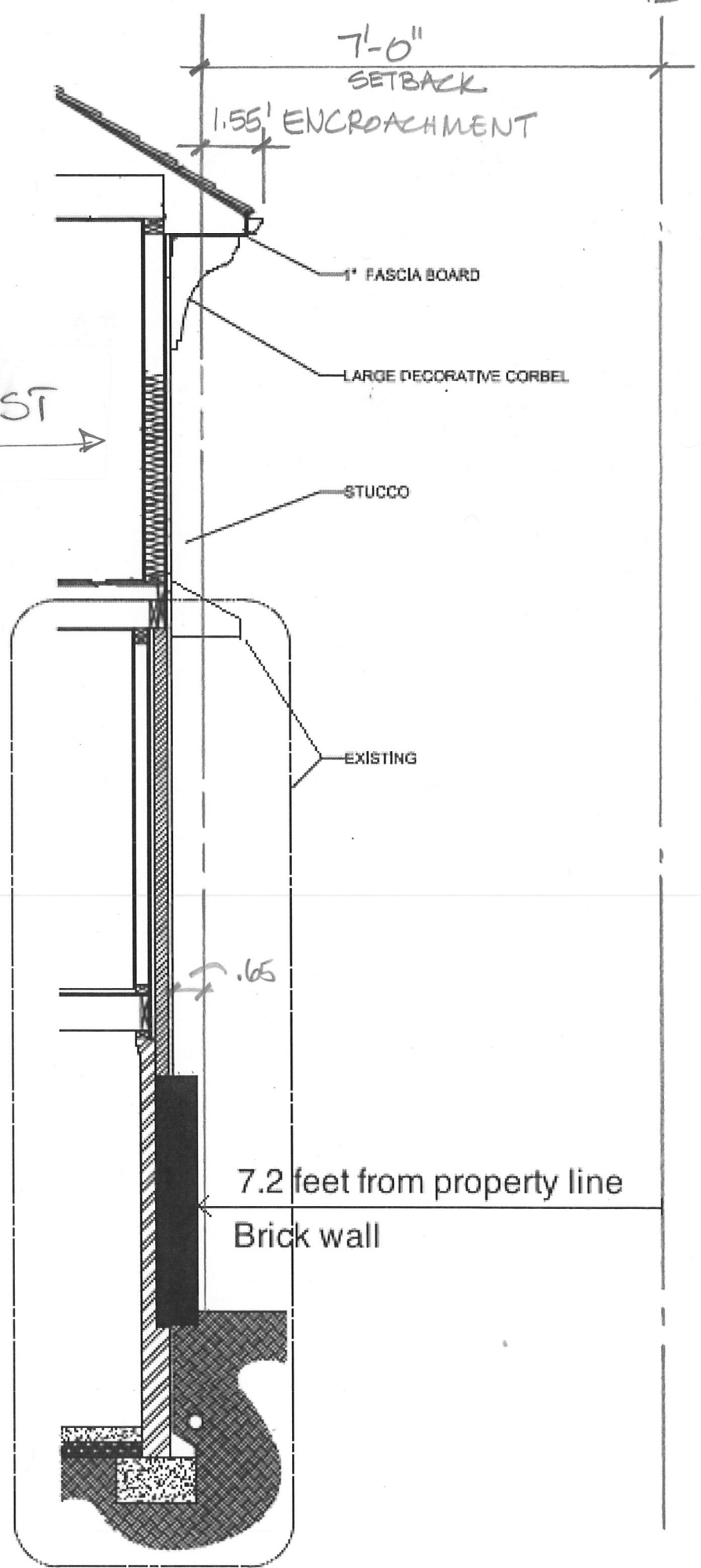
THIRD FLOOR
20'-7 1/2"
SECOND FLOOR CEILING
10'-9 1/2"

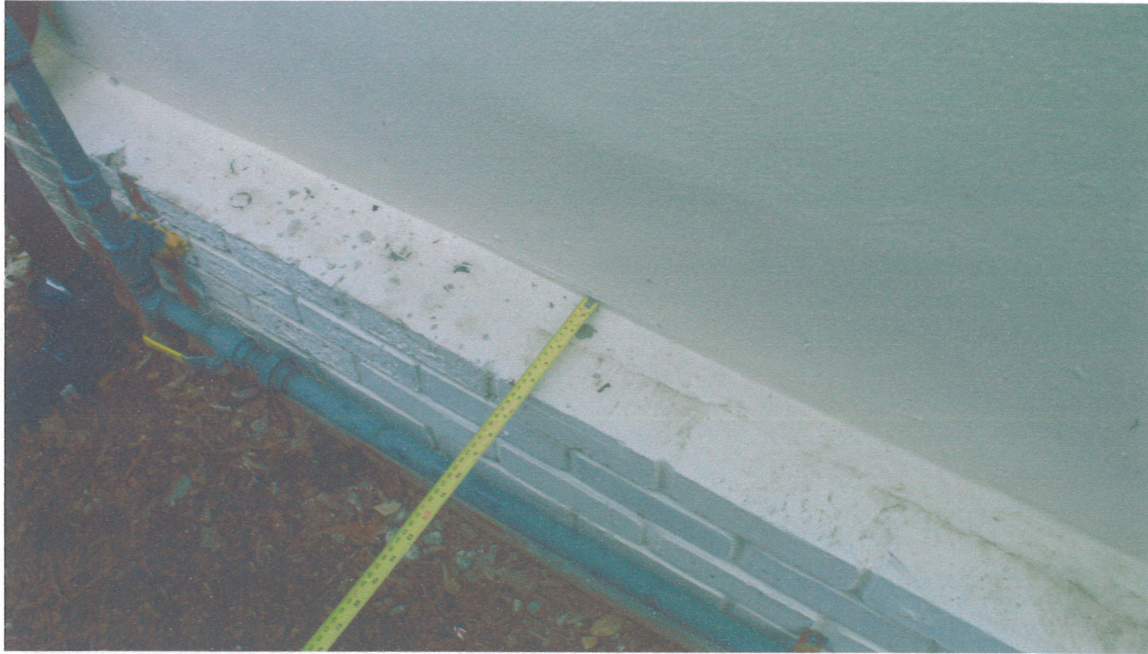
SECOND FLOOR
10'-9 1/2"
FIRST FLOOR CEILING
9'-8"

UPPER LEVEL FIRST FLOOR
1'-8"
FIRST FLOOR
0'-0"
LOWER LEVEL FIRST FLOOR
-1'-2"



WEST →





Picture 1



Picture 2

